

DRAFT General Plan Update Map Comparison

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
Alpine						
AL1	Willmark Communities	(24) Impact Sensitive	VR15	SR-1	SR-1	This referral covered two parcels and resulted in a designation of VR15 across the entire extent of the two parcels on the Referral Map. The Hybrid Map and Draft Map have retained VR15 on the portion of the two parcels that is potentially buildable. The remainder of the parcels is constrained by habitat and a drainage, thus the existing designation as (24) Impact Sensitive. The designation of the constrained portions of the site as SR-1, as opposed to VR15, on the Hybrid and Draft Maps should allow the property owner to achieve the same amount of development while lessening the modeled traffic trips produced by the site that were contributing to poor traffic conditions in the area. The Hybrid and Draft Map designation has been coordinated with the Alpine Community Planning Group.
AL2	N/A	(1) 1 du/ 1,2 4 ac	VR2	VR15	VR15	This difference was referred to as area "an" during the road network planning. The designation of VR2 was carried over from previous maps. Through coordination with the Alpine Community Planning Group (5/25/06) it was determine that a designation of VR15 would be appropriate on the site to encourage additional senior housing. Although the VR15 designation would result in increased trips to the failing intersections and roadways in the area, the difference is more than offset by other designation differences for the area.
AL3	N/A	(1) 1 du/ 1,2 4 ac (3) 2 du/ac	VR2	VR4.3 VR10.9	VR4.3 VR10.9	This is an area that was originally designated as VR2 on both the Referral Map and Draft Map. Through road network planning and coordination with the Alpine CPG (5/25/06) it was decided that the Draft Map would be increased to VR4.3 and VR10.9 to reflect built out areas.
AL4	N/A	(8) 14.5 du/ac (6) 7.3 du/ac (5) 4.3 du/ac (1) 1 du/ 1,2 4 ac	VR15 VR7.3	VR10.9 VR2	VR10.9 VR2	This is an area that was originally designated as VR15 and VR7.3 on both the Referral Map and Draft Map. Through road network planning and coordination with the Alpine CPG (5/25/06) it was decided that the Draft Map would be reduced to VR10.9 and VR2 to reduce vehicle trips contributing to the failing interchange at Tavern Road. In a portion of this

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ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						area, the Draft Map designation also better reflects the density of a built out area that is unlikely to redevelop. The Hybrid Map is the same as the Draft Map.
AL5	N/A	(24) Impact Sensitive	VR15	SR-1	SR-1	This is an area that was originally designated as VR15 on both the Referral Map and Draft Map. Through road network planning and coordination with the Alpine CPG (5/25/06) it was decided that the Draft Map would be reduced to SR-1 to reduce vehicle trips contributing to the failing interchange at Tavern Road. This area covers portions of a number of parcels where a creek and sensitive vegetation exists. Therefore, based on the County's policies and regulations, it is unlikely that the majority of this area Could be developed. The SR-1 designation reflects this. The Hybrid Map is the same as the Draft Map.
AL6	N/A	(6) 7.3 du/ac (3) 2 du/ac	VR15 VR4.3	VR7.3	VR7.3	This difference was referred to as area "ap" during the road network planning and it covers the Central Village Area. This is an area that was originally designated as VR15 and VR4.3 on both the Referral Map and Draft Map. Through road network planning and coordination with the Alpine CPG (5/25/06) it was decided that the Draft Map would be reduced to VR-7.3 to reduce vehicle trips contributing to the failing interchange at Tavern Road and Alpine Boulevard. For most of this area, the Draft Map designation also better reflects the existing development in the area that is unlikely to redevelop. For other areas, the designation provides consistency with the surrounding designations.
AL7	N/A	(1) 1 du/ 1,2 4 ac	VR2	SR-1	SR-1	This is an area east of Wrights Field that was originally designated as VR2 on both the Referral Map and Draft Map. Through road network planning and coordination with the Alpine CPG (5/25/06) it was decided that the Draft Map would be reduced to SR-1 to reduce vehicle trips contributing to South Grade Road and Alpine Boulevard. The site as some steep slopes and the SR-1 designation is a slope dependent category and less dense than VR2. Therefore, the designation will also provide greater flexibility in design to reflect constraints and surrounding context.
AL8	Dyke & Grandi	(1) 1 du/ 1,2 4 ac	I-2 I-1	SR-2 I-2 I-1	SR-2	This area covers the northwest portion of Alpine's North Village industrial area. The area was originally designated as I-2 (Medium Impact Industrial) and I-1 (Limited Impact Industrial) on both the Referral Map and Draft Map. During road network planning, staff sought ways to reduce the number of

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ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						vehicle trips affecting the Tavern Road and the Tavern Road / I-8 interchange which has a failing level of service. Therefore, staff designated the northwest portion of the North Village industrial area as SR-2. Part of the rationale for this designation was the residential uses to the north and the topography of the area which was less conducive to industrial development. The change was not endorsed by the Alpine CPG (5/25/06). However, it should be noted that in combination with a change to the southeast of the area, the total industrial land would not change substantially (See AL9 and AL10). The Hybrid Map incorporates the same strategy as the Draft Map but draws the line between the residential and industrial designations to better follow the topography in the area. The result is a line that lies between the Referral Map and Draft Map.
AL9	Dyke	(15) Limited Impact Industrial (1) 1 du/ 1,2 4 ac	VR7.3 VR15 GC	VR2.9 VR4.3 I-1	VR2.9 VR4.3 I-1	This area covers the western portion of Alpine's North Village area. Similar to AL8, the area was originally the same on the Referral Map and Draft Map. The differences on the Draft Map that occur now are to reduce trips to the Tavern Rd. / I-8 interchange. Part of the rationale behind the residential changes is that a lower density would be more compatible with the existing neighborhood to the north. In addition, densities to the east have been increased (See AL10) to offset some of the reduction. The General Commercial (GC) area shown on the Referral Map would result in a substantial number of additional trips compared to industrial, therefore, the industrial designation was sought to reduce trips in this area. The changes were not endorsed by the Alpine CPG (5/25/06). The Alpine CPG recognized the need to reduce trips and sought to achieve the reductions through an Extractive Use overlay. The Hybrid Map is the same as the Draft Map.
AL10	North Village Housing Element Changes (Dyke)	(15) Limited Impact Industrial	VR15 GC	VR20	VR20	This area covers part of the western portion of Alpine's North Village area. Similar to AL8 and AL9, the area was originally the same on the Referral Map and Draft Map. In this area the density was increased on the Draft Map to offset some of the decreases in density to the northwest (AL8). The increase also assists the County with its Housing Element inventory and there will be a net decrease in vehicle trips since the difference also affects an area of General Commercial (GC). The Alpine CPG has not considered this change. The Hybrid Map is the same as the Draft Map.

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ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
Bonsall						
BO1	#5 Stacco	(17) 1 du/ 2, 4 ac	SR1	SR1	SR2	This site is located adjacent to developed lands and along a major road. It is also located in a Resource Conservation area, contains some biologically sensitive habitat, and contributes trips to roads with poor level of service. Either designation would be consistent with the adjacent developed land.
BO2	N/A	(17) 1 du/ 2, 4 ac	SR1	SR1	SR2	This area is not a specific referral but contains differences because of its similarity and proximity to BO1.
BO3	P Bauer	(19) 1 du/ 2, 4, 8 ac	SR2	SR4	SR10	This site is practically surrounded by subdivided lands, is located near the City of Vista, and located along major public roads. The site contains agricultural uses and is partially mapped as farmland of statewide importance. Portions of the site may contain biologically sensitive habitat and the site likely contributes trips to roads with poor level of service. The Hybrid map bridges the gap between the Referral & Draft maps.
BO4	S Pacific Palisades	(18)1 du/ 4, 8, 20 ac	RL20	RL20	RL40	This area is located in the southern portion of the Bonsall planning area. The area covers the site of an active pipelined Tentative Map #5158 being processed by the County referred to as Palisade Estates. The site contains steep slopes and sensitive habitat, and has potential to contribute to the regional preserve system. All General Plan Update maps would provide a designation within the Rural Lands Category. The RL20 designation would provide for some subdivision of the land but densities would remain less than the areas to the north and west. The RL40 designation would substantially limit future subdivision of the site.
BO5	V	(18)1 du/ 4, 8, 20 ac	RL20	RL20	RL40	This area is to the immediate east of BO4 and extends further east to Interstate 15. It is also similar in circumstance except that it does not contain a pipelined project.
BO6	A Hangafarin	(18)1 du/ 4, 8, 20 ac	RL20	RL20	RL40	This area is to the immediately north of BO5 along the I-15 corridor. It is also similar in character to BO4 and BO5.
BO7	#7 Tran	(17) 1 du/ 2,4 ac	SR2	SR2	SR10	This site is roughly 20 acres in size with majority designated unique farmland. The site lies in a transitional area with SR2 proposed to the north and SR10 to the east. The different maps reflect these differences.

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ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
BO8	N/A	(17) 1 du/ 2,4 ac	SR2	SR2	SR10	This area is not a specific referral but contains differences because it is in the same situation as BO7.
BO9	#4 Dowd	(19) 1 du/ 2, 4, 8 ac	SR4	SR10	SR10	This area consists of over 38 acres inside the CWA boundary. It is designated unique farmland and at the northern part of an agricultural district. Together with BO10 and BO11, it lies near a transitional area with SR4 to the north and west and SR10 to the south.
BO10	T West Lilac Farms	(19) 1 du/ 2, 4, 8 ac	SR4	SR10	SR10	This area is similar to BO9 but also contains an active pipelined Tentative Map #5276.
BO11	N/A	(19) 1 du/ 2, 4, 8 ac	SR4	SR10	SR10	This area is not a specific referral but contains differences because it is in the same situation as BO11.
BO12	N/A	(17) 1 du/ 2, 4 ac	VR15	VR20	VR20	This is an area that was originally designated as VR15 on both the Referral Map and Draft Map. The designation was increased to VR20 on the Hybrid and Draft Map during preparation of the Housing Element to meet the County's regional housing needs.
BO13	#3 Tabata	(18) 1 du/4, 8, 20 ac	OP	RL40	RL40	This is the site of a pipelined Tentative Parcel Map (Tabata). The entire property covers 34 acres located in and adjacent to the San Luis Rey River floodplain/floodway. The site would contribute traffic to SR76 which has level of service issues and due to the location of the site, direct access to and from SR76 may also pose safety issues. The site is also biologically sensitive. Through the referral process, the property owner had originally requested that the site receive a commercial designation and the Board directed staff to work with the property owner to apply a neighborhood commercial designation. Through discussions with the property owner, it was agreed that 2 acres of Office Professional would be shown on the Referral Map. Although this designation reduces traffic generation over a neighborhood commercial designation, issues related to the site's access and impacts to the floodplain and biological resources remain. The RL40 designation on the other maps is in response to these issues and is the same as other similarly constrained properties.
Central Mountain						
CM1	N/A	(23)National Forest	RL40	RL80	RL80	This difference covers a few parcels located just South of the Julian

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ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
		and State Parks				Planning Area. It is part of a general mapping difference for that area that either designates lands at RL40 or RL80.
CM2	#148 Merrigan Ranch	1 du/ 1, 2, 4 ac	SR4	SR4 RL40	SR10	This difference covers a portion of a specific site known as Merrigan Ranch. Other portions of the site are shown consistently on all maps as SR1 or RL40. The SR1 is applied to those areas that are more conducive to development and the RL40 to those areas that are constrained. This specific area of this difference is similar in that it contains some area suitable for development and some area that is constrained by floodplains and biological resources (including wetlands). The Referral Map would apply an SR4 designation across the entire area, while the Draft Map would apply a SR10 designation. The Hybrid Map would approach the area similar to the rest of the site, applying the SR4 designation to the area more conducive for development and RL40 to the constrained portions. Staff believes that the Hybrid and Draft Maps will provide densities that are more realistic for the site.
CM3	N/A	(23)National Forest and State Parks	RL40	RL80	RL80	This difference covers several parcels just outside of the Ramona Planning Area. It is part of a general mapping difference for that area that either designates lands at RL40 or RL80.
Crest Dehesa						
CD1	#99 Smith/ Leone	(17)1 du/ 2, 4 ac (24) Impact Sensitive	SR4	SR10	SR10	This difference covers a property that has been acquired by the Sycuan Band of the Kumeyaay since the referral was requested. The site includes steep slopes, floodplains, and a biological area mapped as PAMA. The SR4 designation would be similar to some of the existing few parcels that are immediately adjacent to it. The SR10 designation would be consistent with the parcels of similar size and circumstance that are located around the site and reflect the site constraints.
CD2	#100 Walls	(18) 1 du/4, 8, 20 ac	SR4	SR4	RL20	This is an approximately 72 acre site located inside the CWA. The site contains steep slopes, floodplains, and is mapped as PAMA. The SR4 designation would be comparable to the lands to the west while the RL20 designation is be comparable to those to the east.
CD3	#101 Bongiovanni	(17) 1 du/ 2, 4 ac	SR2	SR2	SR4	This parcel is at the northern end of property that has already been subdivided and is designated as SR2. To the immediate north and east is an area designated as SR4 and beyond are lands with Rural Land

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ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						designations. Since the property is in a transitional area, it is mapped at either SR2 or SR4.
CD4	#102 Gibson	(18) 1 du/4, 8, 20 ac	SR10	RL20	RL20	This area consists of mostly undeveloped land that contains steep slopes and sensitive biological habitat. The site has deficient fire response time and lacks services and infrastructure for development. The area spans a key wildlife linkage between the Crestridge Preserve to the west and the El Capitan wildlife corridor to the east. To the north of the area is the site of Crestlake Estates, a large subdivision that was approved by the County in 2007.
CD5	#103 Schwartz	(18) 1 du/4, 8, 20 ac	SR4	RL20	RL20	This is the site of the Crestlake Estates project (TM 5082), which was approved summer of 2007. The site is similar in characteristics to CD4. On the Hybrid and Draft maps the rural lands designation reflect the constraints on the site and surrounding context.
Desert						
DS1	#154 Bemis	(18) 1 du/ 4, 8, 20 ac	VR 4.3	VR 4.3	RL80	This difference is on a parcel that is designated as VR4.3 and RL80 on the Draft Map. The difference specifically covers the eastern portion of the parcel which has the RL80 designation. On the Referral and Hybrid Maps, this portion of the parcel would be designated as VR4.3 so the whole parcel would have the same designation. The designation of the eastern portion of the parcel as RL80 was consistent with the recommendation of the Borrego Sponsor Group and a previous agreement with property owner (until late August 2003). The designation was consistent with the RL80 to the northeast and connected to another parcel designated as RL80 to the south.
DS2	N/A	(18)1 du/ 4, 8, 20 ac	SR1	SR1	RL80	This area is not a specific referral. It began as RL80 on the Draft Map and was designated as SR1 on the Referral and Hybrid with the designation of DS1 as VR4.3. The SR1 is consistent with the designation to the south. The site is adjacent to Open Space in the Ram's Hill Specific Plan.
DS3	N/A	(18) 1 du/4, 8, 20 ac	SR4	SR4	RL20	This area lies east of Borrego Springs Road, to the north of Christmas Circle. It covers an area with SR4 to the north, west, and south, and Rural Lands to the east. Designation of the area as SR4 would provide a consistent designation from north to south and would encourage residential development over agriculture. The designation of RL20 would provide a

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ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						transition to the other Rural Lands to the east.
DS4	N/A	(18) 1 du/4, 8, 20 ac	RL40	RL40	RL80	This difference covers a number of parcels on the outskirts of Borrego community that were affected by a sweeping mapping criteria on the Referral Map that designated all areas that were RL80 on the Draft Map as RL40. For this area, the RL40 designation is also on the Hybrid Map. The RL40 designation reflects the proximity of the affected parcels to existing roads and services while the more remote RL80 designation recognizes that these factors will make it unlikely that the parcels will be developed.
DS5	#2 (C&I) Seifker	(15) Limited Impact Industrial	Medium Impact Industrial	Medium Impact Industrial	Limited Impact Industrial	This area covers a parcel located northeast of the intersection of Borrego Valley Road and Palm Canyon Drive. The other quadrants of the intersection contain commercial and Limited Impact Industrial. Both Limited and Medium Impact Industrial are designated to the east.
DS6	N/A	(23) National Forest	RL40 RL80	RL40	RL160	This difference covers a number of parcels, many of which are State Park in-holdings, located near SR-78 to the southeast of Borrego. They are mapped on the Referral Map as RL40 and RL80 due to a general mapping criteria that capped all remote lands north of SR-78 at RL40 and south of SR-78 at RL80. The RL40 designation is also included for all these parcels on the Hybrid Map for consistency. The RL40 and/or RL80 designations recognize the proximity to a major road and existing parcelization (many of these parcels are less than 40 acres in size already). The designation of these parcels as RL160 on the Draft Map recognizes the remoteness of these parcels and their lack of emergency and other services.
DS7	N/A	(18)1 du/ 4, 8, 20 ac	RL80	RL80	RL160	This difference covers a number of parcels located south of SR-78 to the southeast of Borrego (and further east than DS6). They are mapped on the Referral Map as RL80 due to a general mapping criteria that capped the remote lands in this area at RL80. The RL80 designation is also included for these parcels on the Hybrid Map and recognizes their proximity to a major road and existing size (parcel sizes generally range between 40 to 160 acres). The designation of these parcels as RL160 on the Draft Map recognizes the remoteness of these parcels and their lack of emergency and other services.
DS8	No Reference #	(5) 4.3 du/ ac	VR4.3	VR2	SR4	This area covers a couple of parcels in a transitional area between

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ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						industrial uses to the south and SR4 designated lands to the north, and VR4.3 to the east. The maps reflect various options based on the surrounding land uses.
DS9	N/A	(18) 1 du/4, 8, 20 ac	RL40	RL80	RL80	This area covers the larger parcels in eastern Borrego Valley before getting into State Park lands. They are mapped on the Referral Map as RL40 due to a general mapping criteria that capped the remote lands in this area at RL40. The designation of these parcels as RL80 on the Hybrid and Draft Maps recognizes the general remoteness of these parcels and their lack of emergency and other services.
DS10	N/A	(23) National Forest	RL40 RL80	RL80	RL160	This area covers numerous scattered outlying parcels in the distant areas of the Borrego planning area. The majority of them are State Park in-holdings. They are mapped on the Referral Map as RL40 and RL80 due to a general mapping criteria that capped all remote lands north of SR-78 at RL40 and south of SR-78 at RL80. The RL80 designation is included for all these parcels on the Hybrid Map for consistency. The RL40 and/or RL80 designations recognize the existing parcelization (many of these parcels are less than 40 acres in size already). The designation of these parcels as RL80 or RL160 recognizes the remoteness of these parcels, their lack of emergency and other services, as well as lack of legal access.
DS11	#159a Green	(18) 1 du/ 4, 8, 20 ac	RL20	RL40	RL40	This difference covers a grouping of parcels in the Shelter Valley area southeast of Scissors Crossing along S-2. The Referral Map provides a designation of RL20 to recognize the existing parcelization to the west. The Hybrid Map and Draft Map have a designation of RL40, partially because this would be the only area outside the CWA where RL20 was designated on lands not already parcelized to 20 acre size. The Rural Lands designations with the maps also reflects the remoteness of these parcels, their lack of emergency and other services, and lack of groundwater resources to support additional growth.
Fallbrook						
FB1	#12 (C&I) Clarke	(21) Specific Plan Area – Part of I-15 Master Plan	GC	GC	SR2	This difference covers a parcel located west of the I-15 and Highway 76 Interchange across the street from existing service station. The property has steep slopes and is within the I-15 scenic corridor. A General Commercial designation is provided on the Referral Map and Hybrid Map

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ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						because the location is suited to such a use, although it is located outside of the Village. The Draft Map provides a SR2 designation that more closely reflects the communities desires for the area and the constraints on the site.
FB2	N/A	(18) 1 du/4, 8, 20 ac	RL20	RL20	RL40	This area covers a collection of parcels in the Rice Canyon area. They are mapped on the Referral Map as RL20 due to a general mapping criteria that capped all lands in this area within the CWA at RL20. The RL20 designation is also included for these parcels on the Hybrid Map, whereas the Draft Map provides a RL40 designation. The RL20 designation recognizes that the majority of the area is already subdivided near that density. The RL40 designation reflects the steep slopes and sensitive habitats that occur in this area.
FB3	HP Site/3Ps	(21) Specific Plan Area	Various	Same as Referral	Various	This difference covers an area to the northeast of the I-15 and Highway 76 Interchange which has been the focus of development of a college campus and areas surrounding the college. Three projects are currently being processed by the County for this area: Campus Park, Meadowood, and Pappas. The maps provide for two land use proposals for this area, each being a mixture of industrial, residential, commercial, and low density residential for environmentally sensitive areas. A focus of the planning for this area was the total dwelling units that the designations would yield. The Referral Map reflects a plan that would yield approximately 1400 units whereas the Draft Map would yield approximately 1800 units. The Hybrid Map is the same as the Referral Map. The Fallbrook Planning Group supports the residential units at 1,400.
FB4	#13 (C&I) #11 Pankey	(21) Specific Plan Area - part of I-15 Master Plan	GC VC Mixed Use	GC SR10	SR10	This difference covers a parcel located to the southeast of the I-15 and Highway 76 Interchange. The property has significant environmental constraints (steep slopes, the San Luis Rey river floodplain, and habitat for endangered species). The Referral Map provides a designation of General Commercial (GC) and Village Core Mixed Use to reflect the sites proximity to the Interchange. This would be a unique application of the Village Core Mixed Use designation as it was intended for town centers within the core of a delineated village (which this is not). The Hybrid Map provides the General Commercial designation over a portion of the site that is considered the most appropriate for development and the remainder of the

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ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						site that is more constrained receives the SR10 designation. The Draft Map applies the SR10 designation over the entire parcel to reflect its constraints.
FB5	#13 Winter	(17) 1 du/ 2, 4 ac	SR4	SR10	SR10	This difference covers a single 20 acre parcel east of Interstate 15 (northeast of the Mission Road Interchange), near the northeast boundary with the Rainbow planning area. The parcel was the site of TPM #20793 that was previously in process and has since been approved (6/07). The site and surrounding area is characterized by steep slopes and designations in this area are SR10 to the north and south and RL20 to the east. The designation of SR4 on the site was recognizing the existing General Plan designation and the TPM in process. The SR10 designations on the Hybrid and Draft Map would support continuity of the designations surrounding the site.
FB6	N/A	(17) 1 du/ 2, 4 ac	SR4	SR10	SR10	This area is not a specific referral but is associated with FB5. It covers a number of parcels to the west of FB5 to provide the same approach as the mapping for that parcel. The parcels affected by this difference also contain steep slopes as well as agriculture.
FB7	N/A	(3) 2.0 du/ ac	VR2	VR15	VR15	This is an area west of the Fallbrook town center along the edge of the Camp Pendleton Marine Base. It was previously mapped as VR2 on both the Referral and Draft Map. During the Housing Element inventory, the site was increased to VR15 on the Draft Map to meet the County's requirements. The location is considered suitable given its proximity to the Marine Base and the town center. The Hybrid Map is the same as the Draft Map.
FB8	#8 Chaffin	(18) 1 du/4, 8, 20 ac	SR10 RL20	RL40	RL40	This collection of parcels is located in the central northern portion of the planning area. It is the location of a pipelined Tentative Map #5217 being processed by the County. The area lacks adequate fire service, access, public services, and infrastructure. It also contains steep slopes and sensitive habitat that could contribute to a regional preserve network. To the southwest of the site are lands designated at SR2, to the west and north they are RL20, to the east they are SR10, RL20, and RL40. The Referral Map would provide a designation of SR10 over the northern half of the area and RL20 over the southern half. This would reflect some of the surrounding designations, although the location of the SR10 designation on

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						the northern half of the area would provide for a disconnected pocket of the Semi-Rural designation. The Hybrid and Draft Map have a designation of RL40 to reflect the constraints to development possessed by the site.
FB9	N/A	(18) 1 du/4, 8, 20 ac	RL20	RL40	RL40	This is an area along the northern boundary of the County and the planning area, north of Vista Del Rio. It is mapped on the Referral Map as RL20 due to a general mapping criteria that capped all lands in this area within the CWA at RL20. The Hybrid and Draft Map provides an RL40 designation. The RL20 designation would be consistent with the area to the west that is also mapped at RL20 and also generally already subdivided at that density. The RL40 designation reflects the steep slopes, lack of services and access, and sensitive habitats that occur in this area.
FB10	N/A	(18) 1 du/4, 8, 20 ac	RL20	RL40	RL40	This is an area along the southeastern boundary of the planning area, southeast of the I-15/SR-76 interchange. It is mapped on the Referral Map as RL20 due to a general mapping criteria that capped all lands in this area within the CWA at RL20. The Hybrid and Draft Map provides an RL40 designation. The RL20 designation would be consistent with the Valley Center area further to the southwest that is also mapped at RL20 on the Referral map. The RL40 designation reflects the steep slopes and sensitive habitats that occur in this area, as well as its general remoteness. The RL40 designation also provides continuity with the lands to the immediate north, and south which are outside the CWA and designated as RL40 on the Draft & Hybrid maps.
Jamul Dulzura						
JD1	#110 Stedt	(18)1 du/ 4 ,8, 20	SR10	SR10	RL40	This difference covers a single parcel along Honey Springs Road. It lies at the transition of lands designated as SR10 to the north and RL40 to the south. The maps reflect this transition and provide for either designation.
JD2	Hidden Valley Estates	(21) Specific Plan Area	RL20 SR2 SR1	RL20	RL20	This is the site of the Hidden Valley Estates Specific Planning Area, where a Specific Plan was once approved but has since expired. Because the Specific Plan had not yet expired when creation of the General Plan Update maps had begun, the area was initially mapped as Specific Planning Area. Once the Specific Plan and tentative map expired, the area required site specific mapping consistent with other Specific Planning Areas of similar status. Staff worked with the property owner's

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						representatives to develop a possible development scenario for the property that is similar but less intense and impactful as the old Specific Plan. This scenario is provided on the Referral Map and consists of SR1 and SR2 designated lands around the Echo Valley community and RL20 lands beyond because of steep slopes and an important wildlife linkage. The Hybrid and Draft Maps designate the entire site as RL20 because of the biological value of the site and site constraints which include limited fire and other services.
JD3	#112 White	(18)1 du/ 4 ,8, 20	RL20	RL40	RL40	This difference covers a number of parcels in the Lawson Valley area. For the most part, the parcels included in this difference are those that are not developed and are more distant from the primary road through the area. Those parcels that are closer to the road are designated as RL20. The parcels that are covered by this difference are either designated as RL20 on the Referral Map, or RL40 on the Hybrid and Draft Map. The RL20 provides continuity with the other parcels adjacent to the road. The RL40 designation recognizes the remoteness of these parcels, steep slopes, and limited access and services. It also provides some continuity with similar parcels to the west and east that were not covered by this Referral.
Julian						
JL1	#161, 162, 163, 163a, and other lands	(20) 1 du/40 ac (18) 1 du/4, 8, 20 ac (19)1 du/2 or 4 ac	RL40	RL40	RL80	This is an area that covers numerous larger parcels that are generally in the vicinity of the town of Julian, but it also extends north, east, and south of the town to areas generally along the highways (JL2 covers the remainder of these larger parcels which are primarily to the west of JL1). Many of these parcels contain agricultural uses, steep slopes, and sensitive habitat. Many of them are also remote and lack services. The three General Update Maps represent three general approaches to these parcels. The Referral Map would designate all of these parcels as RL40. The Hybrid Map would designate those parcels closer to the highways and areas of increased density at RL40 (those parcels included in JL1), while designating those that are more distant as RL80 (those parcels in JL2). The Draft Map would designate all of these parcels as RL80. Many of the parcels within the JL1 area are already 40 acres or less and, therefore, under any scenario, further subdivision in the area would be limited. In contrast, there are a number of larger parcels in the JL2 that could divide

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						under the RL40 scenario and the RL80 would substantially decrease the number of potential future subdivisions.
JL2	N/A	(20) 1 du/40 ac (18) 1 du/4, 8, 20 ac	RL40	RL80	RL80	This difference is generally discussed under JL1. JL2 also includes the remote mountains to the north of the town of Julian (beyond the Santa Ysabel Open Space Preserve).
Lakeside						
LS1	N/A	(9) 43 du/ ac	VR24	VR30	VR30	This difference covers a number of parcels in Lakeside in their two core areas of development. These areas were initially designated as VR24 on both the Referral Map and Draft Map. Through the Housing Element preparation it was determined that they should be increased on the Hybrid and Draft Map to VR30 to satisfy the County's requirements, some of which are based on density with 30 du/acre.
LS2	#41 (Portion) Turner North Moreno Valley	(18)1 du/4, 8, 20	Medium Impact Industrial	SR4	SR4	This difference covers a grouping of parcels in the Moreno Valley area located near to the confluence of two drainages that run through the area. They contain mapped floodway and floodplain. The difference also lies in a transition area with lands to the north being designated as Industrial and lands to the south as SR4. These designations came about as a result of review of this "Special Planning Area," which was identified to resolve the infrastructure issues through coordination with the property owners to determine appropriate areas for industrial designations once infrastructure improvements were facilitated. As a result, those parcels that had approved plans for flood control were designated as Industrial and those that did not received the SR4 designation on all the maps. This difference covers the one exception where the Referral Map shows Medium Impact Industrial and the Hybrid and Draft have SR4. This difference reflects that this property lies in a transitional area and it was also provided to allow for an evaluation of a range of alternatives to provide flexibility for future planning. However, to date, limited progress has been made by the property owner to develop plans for flood control on the property.
LS3	Butler	(5)4.3 du/ac.	VR15 Office	Office	VR15	This difference covers three 1/3 acre parcels along Winter Gardens Blvd that appear to be residential in use. They are surrounded by VR4.3 with General Commercial to the immediate south. The Referral Map reflects the property owners request and would result in a designation of VR15 on one

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						of the parcels and Office Professional on the other two. This would create a single isolated parcel only 1/3 acre size that is VR15. The Hybrid and Draft Map approaches are aimed at consistency with the Hybrid Map designating all parcels as Office Professional and the Draft Map designating them all at VR15.
Mountain Empire						
ME1	N/A	(18) 1 du/ 4,8,20 ac (13)General Commercial	SR4 SR10 RC	SR4 RC	SR4 RC	This difference covers a collection of parcels near the Potrero town center. Originally, the Referral and Draft Map were mapped the same. Through coordination with the planning group, some changes were recommended which are what is now shown on the Hybrid and Draft Maps. Compared to the Referral Map, these changes would locate the commercial designations to parcels near existing civic uses and away from Hwy 94 and lands constrained by floodplain.
ME2	C&I - # 1, 2, 3, 4, 5a, 6, 8, 10, 11	Various	Various	Same as Draft	Various	This difference covers a number of properties centered around the Tecate border crossing. The Referral Map represents a scenario to maximize industrial and commercial uses that will tap into the cross border traffic. The traffic study conducted on this scenario concluded that SR-94 would need to be widened to four lanes in each direction to accommodate traffic generated from the designations. The Hybrid and Draft Map represent a reduced scenario that is expected to generate much less traffic. On these maps a number of the Industrial and Commercial areas would be low to medium density residential. The intensity of other designations would also be less (i.e. Limited instead of Medium Industrial and Rural instead of General Commercial). The Hybrid and Draft map retain SR-94 at 2-lanes and reflect the lack of infrastructure in the area while resolving a number of the past zoning violations.
ME3	#164 Starky	(17) 1 du/ 2, 4 ac	RL20	RL20	RL40	This difference covers a single property in the Mountain Empire planning area. The property is surrounded by National Forest to the west and an Indian Reservation to the east. The property lacks adequate services and infrastructure. The Rural Land designations on the maps reflect this.
North County Metro						

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
NC1	N/A	(18)1 du/4, 8, 20 ac	SR10	RL40	RL40	This difference cover a few parcels located between NC12 and NC13, which lies east of Escondido, outside the CWA and north of the Wild Animal Park. It is mapped on the Referral Map as SR10, similar to NC12 and NC13. The RL40 designations on the Hybrid and Draft Map reflect that the area is outside of the CWA, has limited services, and contains steep slopes and sensitive habitats that could contribute to a regional preserve network.
NC2	#2 (C&I) Jokerst	(18)1 du/4, 8, 20 ac	I-3	I-3	SR4	This is a site located on the west side of I-15, north of the Escondido Country Club. Lands to the west are designated as SR4 and to the south are SR1. The site is designated as High Impact Industrial on the Referral Map and Hybrid Map, which is suitable for its location relative to the freeway. The Draft Map provides a designation of SR4 which is similar to the other designations in the area.
NC3	N/A	(18)1 du/4, 8, 20 ac	RL20	RL20	RL40	This area of difference is various groupings of parcels that tend to be larger and undeveloped. Some of these parcels extend into the Twin Oaks and Hidden Meadows areas, and includes the area of the Stonegate/Merriam Mountains project. They are mapped on the Referral Map as RL20 due to a general mapping criteria that capped all lands in this area within the CWA at RL20. The RL20 designation is also included for these parcels on the Hybrid Map, whereas the Draft Map provides a RL40 designation. The RL20 designation recognizes that these areas are near I-15 and existing development and more prone to development pressures. The RL40 designation reflects that most of these areas lack infrastructure and services and contain steep slopes and sensitive habitats.
NC4	#25 Schotz	(18)1 du/4, 8, 20 ac	SR10	SR10	RL40	This is a single property located in an area that transitions between SR10 and Rural Lands. The southern tip of the property is relatively flat but majority contains steep slopes. The property also lacks services and infrastructure and contains habitat that will likely contribute to a regional preserve network.
NC5	N/A	(6) 7.3 du/ ac	VR24	VR7.3	VR7.3	This difference results from a mapping correction. It covers an existing development at Discovery Street and San Pablo Drive in an island surrounded by San Marcos. The Referral and Draft Maps were originally mapped at VR24 which does not reflect the existing development. The

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						affected homeowners association has requested that this be corrected to show the existing density. The Hybrid and Draft Map contain this correction.
NC6	N/A	(6) 7.3 du/ ac	VR15	VR20	VR20	This area of difference covers several properties located near the Buena Creek Sprinter Station. The Referral and Draft Map originally designated them at VR15. Through the Housing Element inventory process, the designation on the Draft Map was increased to VR20 to satisfy requirements of the County. The Hybrid Map is the same as the Draft Map.
NC7	N/A	(1) 1du/ 1, 2, 4 ac	VR2	SR1	SR1	This difference results from a mapping correction. It covers a recent development adjacent to the City of Vista referred to as Gambini Ranch. The Referral and Draft Maps were originally mapped at VR2 which does not reflect the new parcelization. The City of Vista has requested that this be corrected to show the existing density. The Hybrid and Draft Map contain this correction.
NC8	#3B Whalen	(2) 1 du/ ac	VR7.3	SR1	SR1	This difference covers a triangular piece of land on the northeast quadrant of the San Pasqual Valley Road and Bear Valley Parkway intersection. The person that requested the referral that led to its designation on the Referral Map no longer owns property. The designation of SR1 on the Hybrid and Draft Map is consistent with the surrounding area.
NC9	#4 Clark	(17) 1 du/ 2, 4 ac	RC	RC SR1	SR1	This is the site of an existing agricultural stand at the corner of San Pasqual Valley Road and Via Rancho Parkway. The property owner desires a designation for a small Henry's type farmers market, although they have also requested at least 5 acres of designation land which is much larger than that needed for a market. The Referral Map designates the entire approximately 20 acre property as Rural Commercial. The Hybrid Map would provide for 2 acres of Rural Commercial with the remainder of the property as SR1, which is consistent with the surrounding lands and would be sufficient acreage for the desired use. The Draft Map would designate the entire property SR1, precluding any commercial use. The site has limited fire service, no sewer service, and is adjacent to an agricultural preserve. The road it affects has limited capacity.
NC10	#27 Pizutto	(18) 1 du/4, 8, 20 ac	SR10	RL20	RL40	This is a single property located in an area that transitions between SR10 and Rural Lands. The property lacks services and infrastructure, and

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						contains steep slopes and habitat that will likely contribute to a regional preserve network.
NC11	#26 Gordon	(19) 1 du/ 2, 4, 8 ac	SR4	SR10	SR10	This is a single property with a major drainage on site and is located in an area that transitions between SR4 and SR10. The road provides the break between these densities with SR4 on the west and SR10 on the east. This property is located on the east side. With the Referral Map, this would be the only property east of the road in this area designated at SR4, however, it would be contiguous with the SR4 across the road.
NC12	#16 Gephart	(18)1 du/4, 8, 20 ac	SR10	RL40	RL40	This difference cover a grouping of parcels located east of Escondido, outside the CWA and north of the Wild Animal Park. A project was once proposed for this site through the City but it was denied by the City and LAFCO denied annexation. Therefore, the area remains outside the sphere of influence of the City of Escondido. The Referral Map provides an SR10 designation due to its proximity to the City. The Hybrid and Draft Map provided designations of RL40 to reflect the very steep topography on site, the lack of services, and the habitat it contains.
NC13	#17 Stedt	(18)1 du/4, 8, 20 ac	SR4	RL40	RL40	This is a grouping of parcels that is similar to NC12 and just west of it. This area, which is closer to the City, is mapped as SR4 on the Referral Map.
NC14	Schwartz	(6) 7.3 du/ ac	RC	RL20	RL20	This is a 20 acre property on a hillside, along Old Highway 395. The site is very steep and a crossing of Moosa Creek is necessary to access it. The site is also highly visible from I-15, and would be subject to the corridor design constraints. The site would contribute traffic to the Deer Springs/I-15 Interchange which would have capacity problems. The Referral Map designates the site as Rural Commercial which recognizes its general location relative to populations and major roads. The Hybrid and Draft Map designate the site as RL20 to respond to the constraints on the property.
NC15	#41	(20)General Ag. 1 du/ 40 ac	RL40	RL80	RL160	This is the southern portion of Rancho Guejito. The area lacks adequate fire service, is disconnected from developed areas, and contains steep topography and sensitive biological resources. The various Rural Lands designations reflect this.
NC16	N/A	(20) General Ag. 1 du/ 10ac	RL20	RL40	RL40	This difference covers a number of parcels to the east of Escondido that lie within the CWA but are generally remote. They are mapped on the Referral

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
		(18)1 du/4, 8, 20 ac				Map as RL20 due to a general mapping criteria that capped all lands in this area within the CWA at RL20. They are mapped on the Hybrid and Draft Map as RL40. The RL40 designation reflects that most of these areas lack infrastructure and services and contain steep slopes and sensitive habitats. Additionally, even though these areas are within the CWA boundary, the portion further east is groundwater dependent.
NC17	#60 Baihaghy	(17) 1 du/ 2, 4 ac	VR2	SR1	SR2	This area of difference is located north of Harmony Grove Village. The area has no sewer services and is disconnected from urban areas. The Referral Map designates this area as VR2 which reflects its adjacency to the City of San Marcos to the west and the denser development that exists there. The Hybrid Map and Draft Map provide Semi-Rural designations to reflect the limitation of sewer services; the consistency with the county lands to the north, east, and south; and the community desire for the area to remain semi-rural.
North Mountain						
NM1	N/A	(20) General Ag. 1 du/40 ac outside CWA (18) 1 du/4, 8, 20 ac	RL40	RL40 RL80	RL80	This area of difference encompasses the larger parcels surrounding Ranchita, the majority of which are 40 to 80 acre lots. These parcels lack services and infrastructure and generally contain steep slopes and habitat. The area is mapped on the Referral Map as RL40 due to a general mapping criteria that capped all lands in this area outside of the CWA at RL40. The Hybrid Map applies both RL40 and RL80 designations based generally on existing parcel sizes. The Draft Map used a general mapping criteria for large remote areas that designated all the lands as RL80.
NM2	N/A	(18) 1 du/4, 8, 20 ac	RL40	RL80	RL80	This area of difference encompasses a grouping of larger parcels north of and adjacent to Sunshine Summit. Similar to NM1, they are mapped on the Referral Map as RL40 due to a general mapping criteria that capped all lands in this area outside of the CWA at RL40. They generally lack services and infrastructure and contain steep slopes and habitat. The Hybrid and Draft Map designates this area as RL80.
NM3	N/A	(18) 1 du/4, 8, 20 ac	RL40	RL80	RL80	This area of difference encompasses a number of larger parcels that lie along SR79 and the area north and west of Chihuahua Valley. This areas mapping and characteristics are similar to NM2.

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
NM4	N/A	(23) National Forest	RL40	RL80	RL80	This area of difference encompasses a handful of parcels that lie along SR76, to the west of Lake Henshaw. This areas mapping and characteristics are similar to NM2.
NM5	N/A	(23) National Forest	RL40	RL80	RL80	This area of difference encompasses a few larger parcels that lie just outside of the Ramona planning area. Their mapping and characteristics are similar to NM2.
NM6	#177 Mason	(18) 1 du/4, 8, 20 ac	SR10	RL80	RL80	NM6 and NM7 are located adjacent to each other in the northwest corner of the planning area. They are very remote and similar in character to the other areas discussed in NM1 through NM5. They are mapped on the Referral Map as SR10, which is somewhat reflective of their existing designation and some existing parcelization nearby to the north. The Hybrid and Draft Map designate these as RL80 due to the remote location of infrastructure.
NM7	#179 Adams	(18) 1 du/4, 8, 20 ac	SR10	RL80	RL80	See NM6.
NM8	#178 Tessyier	(18) 1 du/4, 8, 20 ac	SR10	RL80	RL80	This is a parcel located entirely by reservation lands of the Los Coyotes tribe. The property is extremely remote and similar in character to the other lands in NM1 through 7. It is mapped on the Referral Map as SR10. The Hybrid and Draft Map designate it as RL80.
NM9	N/A	(20) General Ag. 1 du/ 40ac Outside CWA	RL40	RL80	RL160	These areas of difference cover three areas across the southern part of the planning area. The western most is a few parcels located adjacent to Rancho Guejito. The central area is located north of Ramona, and the eastern most is to the east of Ramona. All of the areas are very remote, lack services and infrastructure, and contain sensitive habitat. The Referral Map designates these area as RL40 because of the general mapping criteria that capped all lands in this area outside of the CWA at RL40. The Hybrid Map designates them as RL80 and the Draft Map designates them at RL160.
NM10	N/A	(18) 1 du/4, 8, 20 ac (23) National Forest & State Park	RL40	RL80	RL80	These areas of difference capture the remaining area and, therefore, consists of groupings of parcels throughout the planning area. Some of these areas are within tribal boundary or National Forest boundary (designated National Forest/State Park today) and generally lack legal

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
		(20) 1du/ 40 ac General Ag				access. The remainder of these areas typically lack road access and have similar characteristics described of most all the other areas in this planning area (see NM2). The mapping for these areas is also the same as NM2.
Pala Pauma						
PP1	#45 Fisher	(20) 1 du/40 ac General Ag	RL40	RL40	RL80	This area is an 87 acre property located in the far eastern portion of planning area on the north side of SR76. It's bordered on two sides by tribal and public lands, lacks adequate public services and infrastructure, and contains steep slopes and sensitive habitat. It is mapped on the Referral Map as RL40 which is consistent with the general mapping criteria that capped all lands in this area outside of the CWA at RL40. The Hybrid Map applies the RL40 recognizing its existing parcelization and proximity to the road. The Draft Map used general mapping criteria that resulted in a designation of RL80 due to the constraints of the site.
PP2	N/A	(20) 1 du /40 ac	RL40	RL40	RL80	This area is immediately south of PP1. It is not a specific referral but contains differences because of its similarity and proximity to PP1.
PP3	N/A	(18) 1 du/ 4, 8, 20 ac	RL40	RL80	RL80	This area is immediately west of PP15. It is mapped on the Referral Map as RL40 which is consistent with the general mapping criteria that capped all lands in this area outside of the CWA at RL40. The Draft and Hybrid Map apply the RL80 recognizing its constraints. The Draft Map used general mapping criteria that resulted in a designation of RL80 due to the constraints of the site: lacks adequate services and steep slopes.
PP4	N/A	(18) 1 du/ 4, 8, 20 ac	RL40	RL40	RL80	This area covers a grouping of parcels on Palomar Mountain along South Grade Road. They are mapped on the Referral Map as RL40 which is consistent with the general mapping criteria that capped all lands in this area outside of the CWA at RL40. The Hybrid Map applies the RL40 recognizing its existing parcelization and its proximity to the road. The Draft Map used general mapping criteria that resulted in a designation of RL80 due to the constraints of the site: lacks adequate services and steep slopes.
PP5	#2 (C&I) Villalobos	(17) 1 du/ 2, 4 ac	RC	RC	SR10	This is a property located at the intersection of State Route 76 and S6. The Hybrid Map and Referral Map provide a designation of Rural Commercial which reflects the location of the site at a major intersection. The Draft Map

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						provides the less intense SR10 designation because of sight distance issues, limited access to the State Route, and community input.
PP6	N/A	(17) 1 du/ 2, 4 ac (19) Intensive Ag. 1 du/ 2, 4, 8 ac	RL20	RL20	RL40	This area covers a floodplain west of Nate Harrison Grade that currently contains agriculture. It is located within the CWA and is, therefore, mapped as RL20 on the Referral Map based on the general mapping criteria. The Hybrid Map also applies an RL20 designation to the agriculture that exists in this area. The Draft Map applies an RL40 designation to reflect that the site is designated as a floodplain.
PP7	#39 Jim Chagala (for Beck, west)	(18)1 du/ 4, 8, 20 ac	SR10	SR10	RL20	This area consists of an agricultural property south of the Cole Grade and SR-76 interchange. The southern two parcels are currently located within the Country Town boundary. Over half of the area exceeds 25 percent slope and it is highly visible. The Referral Map and Hybrid Map have designations of SR10 which provides a buffer or open space between the communities of Valley Center and Pauma Valley (Country Club area). The Draft Map provides an RL20 designation in response to the steep slopes on-site.
PP8	N/A	Indian Reservation	RL20	RL40	RL40	This area of difference covers various properties that are entirely surrounded by tribal reservation land. They are designated on the Referral Map as RL20 due to the general mapping criteria that capped designation at RL20 in this area. The Hybrid and Draft Map shows them as RL40, which reflects their lack of access, remoteness, and other site constraints.
PP9	N/A	(18) 1 du/ 4, 8, 20 ac	RL20	RL20	RL40	This group of parcels is located along the western boundary of this planning area (next to the Fallbrook planning area). It is mapped as RL20 on the Referral Map based on the general mapping criteria. The Hybrid Map also applies an RL20 designation due the existing parcelization in the area. The Draft Map applies an RL40 designation to reflect that the area lacks public services and infrastructure, and contains steep slopes.
PP10	N/A	(18) 1 du/ 4, 8, 20 ac	RL20	RL40	RL40	This is a group of parcels located along SR-76. A portion of the property near the road includes agricultural uses. It is mapped as RL20 on the Referral Map based on the general mapping criteria that caps this area within the CWA at RL20. The Hybrid and Draft Maps apply an RL40 designation to reflect that the area lacks public services and infrastructure, and contains steep slopes.

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
PP11	#33 Veldkamp (for Brouwer)	(19) 1 du/2, 4, 8 ac	SR10	SR10	RL20	This property is located on the west side of Cole Grade Road as it leaves Valley Center and heads northeast to intersect with SR-76. It's located in a transitional area with SR10 to the west, RL20 to the north, and SR-2 to the south. The site contains steep slopes and lacks public services and infrastructure. The Referral and Hybrid Maps show it at SR10 and the Draft Maps as RL20.
PP12	# 42 Pala del Norte Prop. Owners (Recchia, Cerruti, Gray)	(18) 1 du/ 4, 8, 20 ac	RL20	RL40	RL40	This area is located on the north side of SR-76 to the west of Pala. The area lacks public services and infrastructure, and contains steep slopes and biological habitat which could contribute to a regional preserve system. The Referral Map applies a designation of RL20 for this area and the lands west of it into the Fallbrook planning area. The Hybrid and Draft Maps apply an RL40 designation.
PP13	N/A	(18) 1 du/ 4, 8, 20 ac	RL20	RL40	RL40	This area is immediately west of PP12. It is not a specific referral but the maps apply different designations based on the rationale of PP12.
PP14	#37 Jim Chagala (for Beck, central)	(17) 1 du/ 2, 4 ac	SR4	SR10	SR10	This area consists of some parcelized agricultural property south of the Cole Grade and SR-76 interchange (adjacent to PP7 and PP25). This is a transitional area between SR1 to the north, RL20 to the west and east, and SR10 to the north. It contains some steep slopes. The Referral Map provides a designation of SR4 while the Hybrid and Draft Maps show SR10. The resulting difference will likely be negligible due to the existing parcelization.
PP15	#31 & 32 Monahan and Bell	(18) 1 du/ 4, 8, 20 ac	SR10	RL40	RL80	This area south of SR-76. It is outside the CWA boundary and the Village (Country Town) area and is nearly surrounded by La Jolla Tribal Lands. The site lacks public services and infrastructure, and contains steep slopes and sensitive habitat. It is mapped on the Referral Map as SR10 to reflect some adjacent parcels. The RL40 designation on the Hybrid Map is consistent with the general mapping criteria applied to the Referral Map in other areas and its proximity to the road. The Draft Map used general mapping criteria that resulted in a designation of RL80 due to the constraints of the site.
PP16	#46 Glusac	(18) 1 du/ 4, 8, 20 ac	SR10	RL20	RL40	This is a property located between PP12 and PP13. It lacks adequate services and infrastructure and contains steep slopes and sensitive habitat. It is in a transitional area with RL20 to the north and RL40 to the south. The

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						Referral Map designates the property as SR10 as it does for some other select parcels in the area. The Hybrid and Draft Map designate the property at RL20 and RL40 to reflect the site's constraints and the transitional nature of its location.
PP17	# 36 Piro (for Schoepe Enterprises LP)	(20) General Ag. 1 du/ 10 ac Outside CWA	SR10	RL40	RL40	This area is located in the northern portion of the planning area. It lacks fire service and other public services as well as supporting infrastructure. It also contains sensitive habitats that could contribute to a regional preserve network. The Referral Map designates the site at SR10 which is similar as some other nearby lands covered by PP18 and PP19. The Hybrid and Draft Map designate this and the other areas as RL40 due to its remoteness and the site constraints.
PP18	Z Konchar (for Rancho Heights)	(18) 1 du/ 4, 8, 20 ac	SR10	RL40	RL40	This property is west of PP17 and is the location of the proposed subdivision that was withdrawn in 2004 due to fire service and biology issues. It's mapping and characteristics are similar to PP17.
PP19	#43 Ruffin & Johnson (for Rancho Heights Road Assoc.)	(17) 1 du/ 2, 4 ac	SR10	RL40	RL40	This property is west of PP17 and its mapping and characteristics are similar to PP17.
PP 20	N/A	(18) 1 du/ 4, 8, 20 ac	SR10 RL20	RL40	RL40	This area of difference covers the land around PP17 through PP19. It is not a specific referral but contains mapping differences because of its similarity and proximity to PP17 through PP19 and because it is located within the CWA and therefore subject to the general mapping criteria that was applied to the different maps. Thus the resulting SR10 and RL20 on the Referral Map. Its characteristics, as well as mapping on the Hybrid and Draft Maps, are similar to PP17 through PP19.
PP21	N/A	(23) National Forest	RL20	RL40	RL40	This area covers a large expanse of land near Nate Harrison Grade. It lacks services and infrastructure and contains steep slopes and sensitive habitat. It is located within the CWA and is, therefore, mapped as RL20 on the Referral Map based on the general mapping criteria. The Hybrid and Draft Maps apply an RL40 designation.
PP22	N/A	(20) General Ag. 1 du/ 40 ac	RL40	RL80	RL80	This area is located west of PP1 and PP2, along SR-76. It lacks services and infrastructure and contains steep slopes and sensitive habitat. It is located outside the CWA and is, therefore, mapped as RL40 on the Referral Map based on the general mapping criteria. The Hybrid and Draft

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						Maps apply an RL80 designation due to the remote location.
PP23	#41 Rancho Guejito	(20) General Ag. 1 du/ 40 ac	RL40	RL80	RL160	This area covers the northern portion of Rancho Guejito which is a 23,000 acre area that has limited access and services and contains steep slopes and sensitive habitat. It is mapped as RL40 on the Referral Map which is consistent with the general mapping criteria since it located outside the CWA. The Hybrid and Draft Maps apply RL80 and RL160 designations to reflect its remoteness and the biological value of the area.
PP24	N/A	(18) 1 du/ 4, 8, 20 ac	RL40	RL80	RL80	This area is located west of PP23 (Rancho Guejito). It lacks services and infrastructure and contains steep slopes and sensitive habitat. It is located outside the CWA and is, therefore, mapped as RL40 on the Referral Map based on the general mapping criteria. The Hybrid and Draft Maps apply an RL80 designation.
PP25	#48 Nicol	(2) 1 du/ac (18) 1 du/ 4, 8, 20 ac	SR1	RL20	RL20	This difference is in response to a referral that covered two separate but adjoining parcels. The Referral Map provides a designation of SR1 on both parcels. The Hybrid and Draft Map provide a designation of SR1 on the northern parcel, which is flatter, and an RL20 designation on the southern, which contains steep slopes. These designations are similar to the existing General Plan designations on the site.
Rainbow						
RB1	#4(C&I) Scrape	(17) 1 du/ 2, 4 ac	I-2	I-2	SR10	This difference covers an existing industrial use near the northern border of the County. The site has limited access (road network and level of service) and contains steep slopes. The Medium Industrial (I-2) designation on the Referral and Hybrid Map reflect the unpermitted existing use. The SR10 designation on the Draft Map is similar to the surrounding area.
RB2	#52 Glusac	(19) 1 du/ 2, 4, 8 ac	SR10	SR10	RL20	This is a parcel located near the southern boundary of the community planning area. Although the parcel does not contain a high amount of steep slopes, the surrounding area has a majority of slopes at 25 percent or greater and much of it is proposed as RL20. However, much of the area is also proposed at SR10. The different maps reflect these two possible designations for this site.

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
RB3	N/A	(18) 1 du/ 4, 8, 20 ac	SR10	SR10	RL20	This area of difference covers the land around RB2. It is not a specific referral but contains mapping differences because of its similarity and proximity to RB2.
RB4	#1 (C&I) Stubblefield	(13) General Commercial (18) 1 du/ 4, 8, 20 ac	GC	RL20	RL20	This is a parcel that covers the hillside above the Highway Patrol weigh station along I-15 at the Rainbow Valley Blvd. interchange. It contains steep slopes and has potential visual impacts because of its visibility and location within the I-15 Scenic Corridor. It is within Rainbow Municipal Water District service area, however, sewer service is not available nor planned for the area. The Referral Map designates the site as General Commercial (GC) due to its proximity to the I-15. The Hybrid and Draft Map designate the site as RL20 which is the residential designation that would be consistent for the site due to rugged terrain.
RB5	#2 (C&I) Johnson	(13) General Commercial (17) 1 du/ 2, 4 ac	GC	RC SR10	RC SR10	This is an 8.5-acre property southeast of the Rainbow Valley Blvd. and I-15 interchange. It contains steep slopes and has limited access (road network and level of service). Sewer service is neither available nor planned for the area. The Referral Map provides a General Commercial designation due to the proximity to the I-15, although the property's owner that requested the designation has since sold the property. The Hybrid Map and Draft Map provide Rural Commercial and SR10 designations on the property (each covers half). The Rural Commercial designation recognizes the rural location of the site and by providing over half, it is reflective of the possible market for the location and the surrounding road network. The SR10 designation is the residential designation consistent for the area.
RB6	#3 (C&I) Frulla	(17) 1 du/ 2, 4 ac	RC	SR10	SR10	This is a property immediately south of RB5. It contains steep slopes and its topographic constraints limit the developable area. Access is only available from the east through an adjacent parcel due to the topography and is subject to congestion. Sewer service is neither available nor planned for the area. The Referral Map provides a Rural Commercial designation due to the proximity to the I-15. The Hybrid Map and Draft Map provide a SR10 designation, which is the residential designation consistent for the area and the lack of direct access.
RB7	N/A	(13) General Commercial	GC	RC SR1	RC SR1	This difference covers several parcels along Old Highway 395 and the vicinity of 5 th and 2 nd Streets. This is an area that was originally designated

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
		(1) 1 du/ 1, 2, 4 ac				as General Commercial on both the Referral Map and Draft Map. Through road network planning it was decided that the Draft Map would redesignate the area to Rural Commercial, with a small area of floodway designated as SR1. This change was made to improve levels of service on the surrounding roads and reflect the commercial uses in the area. The Hybrid Map provides the same designation as the Draft Map.
Ramona						
RM1	N/A	(20) General Ag. 1 du / 40 ac Outside CWA	RL40	RL40	RL80	This is an area that covers numerous larger parcels along SR-67 to the east of Ramona. RM5 covers the remainder of these larger parcels which are further from SR-67. Many of these parcels contain agricultures uses, steep slopes, and sensitive habitat. Many of them are also remote and lack services and/or access. The three General Plan Update Maps represent three general approaches to these parcels. The Referral Map would designate all of these parcels as RL40. The Hybrid Map would designate those parcels closer to the highway and areas of increased density at RL40 (those parcels included in RM1), while designating those that are more distant as RL80 (those parcels in RM5). The Draft Map would designate all of these parcels as RL80. Many of the parcels within the RM1 area are already 40 acres or less and, therefore, under any scenario, further subdivision in the area would be limited. In contrast, there are a number of larger parcels in the RM5 that could divide under the RL40 scenario and the RL80 would substantially decrease the number of potential future subdivisions. The areas covered by RM1 and RM5, are west of Julian, and mapped similar to JL1 and JL2.
RM2	#130 Leone	(18)1 du/ 4, 8, 20 ac	SR10	SR10	RL20	This is a collection of parcels south of Ramona Country Estates. It has limited access and services and contains steep slopes and sensitive biological habitat. It is located in a transitional area between the high density Country Estates and the lower density surrounding area. The proposed designations (SR10 or RL20) reflect this transition.
RM3	#1, 4, 6, and other areas	Various	Various	Same as Draft Map	Various	This covers a number of properties in and around the Ramona town center. The Referral and Draft Map were originally mapped similarly. After their endorsement, as part of the housing element preparation, staff worked with the Ramona Planning Group to refine the town center area and accommodate housing needs. All differences in this area shown on the

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						Draft and Hybrid Maps were discussed with and have Planning Group approval.
RM4	#2 (C&I) Williams	(1) 1 du/ 1, 2, 4 ac	I-1	SR1	SR1	This is a property located west of SR-78, to the north of the Ramona town center. It is located north of an existing industrial use in a residential area. The Referral and Draft Map were originally mapped the same as Limited Impact Industrial (I-1). Both the surrounding property owners and the Planning Group requested the SR1 designation which is provided on the Hybrid and Draft Map for consideration.
RM5	N/A	(20) General Ag. 1 du/ 40 ac Outside CWA	RL40	RL80	RL80	This difference is generally discussed under RM1.
San Dieguito						
SD1	#65 S. Anderson	(24) Impact Sensitive (18) 1 du/ 4, 8, 20 ac	SR4	SR10 RL20	SR10 RL20	This area is located to the west of the southern portion of Harmony Grove Village. It is in a transitional area between the higher density village and the lower density surrounding area. The site contains steep slopes and a floodplain. The Referral Map provides a designation of SR4 which is similar to the density of the adjacent Village. The Hybrid and Draft Map would designate SR10 on the steep slopes and RL20 on the floodplain.
SD2	#61 E. Anderson	(17) 1 du/ 2, 4 ac	SR2	SR4	SR4	This site is located north of Elfin Forest Road and south of the City of San Marcos. The site contains steep slopes and contributes traffic to roads with congestion issues. A Tentative Map #5185 was processed for this site and denied. The Referral Map provides an SR2 designation which should be similar with some surrounding areas on the Referral Map and is reflective of the proximity to the City of San Marcos. The Hybrid and Draft Maps provide designations of SR4 which is similar with the surrounding area including some existing parcelization in the unincorporated area.
SD3	#56 Sheldon and area to north	(17) 1 du/ 2, 4 ac	SR2 SR4	SR4 RL20	SR4 RL20	This is a larger area to the west of SD2 which spans the area between Elfin Forest Road and the City. A Tentative Map #5185 was also processed and denied for this site. The site also contains steep slopes, as well as sensitive biological habitat. It also contributes traffic to roads with congestion issues. The Referral Map provides designations of SR2 and SR4 which reflects its proximity to the City and a major road. The Hybrid and Draft Maps provide

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						an RL20 designation with SR4 near other areas designated as SR4. These designations reflect the sensitivity of the site.
SD4	#63 Burns (for Norton)	(17) 1 du/ 2, 4 ac	SR2	RL20	RL20	This is a property located in a transitional area between SR4 and RL20. It has limited fire response and contains sensitive biological habitat. It also contributes traffic to roads with congestion issues. The Referral Map provides a designation of SR2 to reflect the proximity to the City of San Marcos. The Hybrid and Draft Maps provide designations of RL20 because it is similar to the RL20 lands to the south.
SD5	N/A	(17) 1 du/ 2, 4 ac	SR4	SR10	RL20	This area is an island of unincorporated land surrounding by City land in the western part of the planning area. The land contains sensitive habitat and has been the subject of preservations efforts. The maps provide a range of designations, from SR4 which reflects the sites location in relation to the incorporated areas to RL20 which reflects is biological value.
SD6	#55 Tan	(17) 1 du/ 2, 4 ac	SR2	SR4 RL20	SR4 RL20	This is a property located north of SD3 along the City of San Marcos boundary. The property contains sensitive biological resources. The owner of the property that requested the referral has since sold it. The Referral Map provides a designation of SR2 which reflects its proximity to the City. The Hybrid and Referral Maps provide designations of SR4 on the lands near other SR4 designations and RL20 over the remainder of the area.
SD7	#58 & 59 Gray & Trapp	(18)1 du/ 4, 8, 20 ac	VR2 SR2 RL20	SR2 RL20	SR2 SR4 RL20	This is the site of the Harmony Grove Meadows project TM #5430 which is south of Harmony Grove Village. This area provides a low-density transition from the Harmony Grove Village to Rural Lands to the surrounding area. The site contains steep slope; a floodplain and floodway; biological and cultural resources; and affects roads with congestion issues. It also lacks sewer service. The Referral Map represents an intense scale of development, somewhat similar to the internal portions of the Village. The Hybrid and Draft Maps provide designations that are more focused on a transition from the Village to the surrounding lands. The Hybrid Map provides and increased yield over the Draft Map by expanding the SR2 designation over the SR4 area. Both the Draft and the Hybrid map reflect the semi-rural to rural densities designed by the community.
SD8	#62 Lowe	(18)1 du/ 4, 8, 20 ac	VR2 SR1	RL20	RL20	This is an area to west of Harmony Gove Village that lies next to the City of San Marcos. The site contains steep slopes, sensitive biological resources,

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
			SR2 SR4 RL20			contributes traffic to congested roads, and lacks services and infrastructure. The Referral Map is representative of an annexation request and project submitted to the City of San Marcos for consideration. The request is in process. The Hybrid and Draft Map reflect the constraints of the property and is consistent with other similar areas.
Note	#60 Baihaghy					NC17 lies within the new boundaries for the San Dieguito Planning Area but is covered in the North County Metro list due to its location.
Spring Valley						
SV1	N/A	(9) 43 du/ac	VR24	VR30	VR30	This is an area that began the same on the Referral and Draft Maps but was revise on the Hybrid and Draft Maps to meet the County's housing needs. The change was supported by the planning group.
SV2	#10 (C & I) Lamden	(12) Neighborhood Commercial	VR24 GC	VR30 NC	VR30 NC	This is an area that began the same on the Referral and Draft Maps but was revise on the Hybrid and Draft Maps to meet the County's housing needs. The change from the General to Neighborhood Commercial was intended to balance the traffic generation. Community Planning Group votes failed for all recommendations. However, there was general support for a mix of uses.
Valle De Oro						
VO1	N/A	(12) Neighborhood Professional	NC	VR2	VR2	This is an area that began the same on the Referral and Draft Maps (Neighborhood Commercial) but was revise on the Hybrid and Draft Maps to improve congestion issues on the surrounding roads. The change was requested and supported by the planning group.
Valley Center						
VC1	N/A	(17) 1 du/ 2, 4 ac	RL20	RL40	RL40	This area is next of the Hellhole Canyon Open Space reserve. It lacks public services and infrastructure. It is mapped on the Referral Map as RL20 due to a general mapping criteria that capped all lands in this area within the CWA at RL20. The RL40 designation is included for this area on the Hybrid and Draft Map due to its lack of emergency and other services, as well as location relative to the open space preserve.
VC2	# 67 Petter	(17) 1 du/ 2, 4 ac	SR4	SR4	SR10	This is an agricultural property located north of Daley Ranch. The site is in a transitional area between SR4 designations to the south and RL20 to the

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						north. The Referral and Hybrid Maps provide an SR4 designation consistent with the area to the south. The draft map has an SR10 designation which would only apply to this area but would provide some transition between the areas to the north and south.
VC3	No #	(20) General Ag. 1 du/ 10 ac	SR2	SR2	RL20	This is a property in an agricultural area that is designated farmland of local importance and unique farmland. It is located west of Cole Grade Road near Sundance Road. The site is in a transitional area between SR2 designations to the east and RL20 to the west. The Referral and Hybrid Maps provide an SR2 designation consistent with the area to the east. The Draft Map has an RL20 designation consistent with the area to the west.
VC4	#69 and n Chagala (for Mesa Verde/Mesa Creek property owners) and Hangafarin	(20) General Ag. 1 du/ 10 ac	SR2	SR2	SR10	This is group of parcels located in an agricultural area east of Lilac road. The site is in a transitional area between SR2 designations to the south and west and RL20 to the north and east. The Referral and Hybrid Maps provide an SR2 designation consistent with the area to the southwest. The Draft Map has an SR10 designation which would only apply to this area but would provide some transition between the areas on either side of the site.
VC5	N/A	(18) 1 du/ 4, 8, 20 ac	RL20	RL20	RL40	This area is adjacent to the Hidden Meadows planning area. It lacks public services and infrastructure, and contains steep slopes and biological habitat. It is mapped on the Referral Map as RL20 due to a general mapping criteria that capped all lands in this area within the CWA at RL20. The RL40 designation is included for this area on the Draft Map due to its constraints. The Hybrid Map provides a designation of RL20.
VC6	#87 Lynch	(21) Specific Plan Area	SR2	SR4	RL20	This is a property located northeast of West Lilac Road along Keys Creek. It is located in a transitional area with SR4 to the southwest and RL20 along the creek. The Referral and Hybrid Map provide a designation of SR4 consistent the area to the southwest. The Draft Map provides a designation of RL20 reflecting its proximity to the creek.
VC7	N/A	(17) 1 du/ 2, 4 ac	SR2	SR4	RL20	This area is not a specific referral but contains mapping differences for the rationale listed in NC6.
VC8	N/A	(18) 1 du/ 4, 8, 20 ac	RL20	RL40	RL40	This area is in the northwest corner of the Valley Center planning area. It lacks public services and infrastructure and contains agricultural and biological resources. It is mapped on the Referral Map as RL20 due to a

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						general mapping criteria that capped all lands in this area within the CWA at RL20. The RL40 designation is included for this area on the Hybrid and Draft Map due to its, resources and lack of services.
VC9	#84 Jackson – Burgener Properties	(17) 1 du/ 2, 4 ac	SR2	SR4	SR4	This is a group of parcels located in an agricultural area in the western portion of the Valley Center planning area (south of West Lilac Road). The Draft Land Use Map, and Hybrid Map provide an SR4 designation which, in conjunction with VC10, 11 and 20, could provide larger area of this designation. Otherwise, it is a bit isolated although areas nearby to the east do have this designation. The Draft Map has an SR4 designation which is consistent to the contiguous area to the east.
VC10	N/A	(17) 1 du/ 2, 4 ac	SR2	SR4	SR4	This area is not a specific referral but contains mapping differences for the same rationale as VC9, 11 and 20.
VC11	#79 Pardee	(17) 1 du/ 2, 4 ac	SR2	SR4	SR4	This area is south of VC9 and 10. It is similar in mapping and characteristics and contains a riparian drainage area that bisects the parcel.
VC12	No # Castle Creek Country Club	(17) 1 du/ 2, 4 ac	VR24	VR20	SR2	This site is a northern portion of the Castle Creek Country Club Specific Plan and the location of a proposed Specific Plan Amendment currently being processed by the County for a Senior Housing development. The SR2 designation reflects what is currently in the adopted Specific Plan. The VR20 designation reflects the original project proposal. However the final design will determine the ultimate density on the map. The proposal as of 2/07 results in 16 dwelling units per acre. That proposal is currently under review.
VC13	N/A	(18) 1 du/ 4, 8, 20 ac	RL20	RL20	RL40	This is a parcel that lies adjacent to Rancho Guejito. It lacks public services and infrastructure, and contains steep slopes and biological habitat. It is mapped on the Referral Map as RL20 due to a general mapping criteria that capped all lands in this area within the CWA at RL20. The RL40 designation is included for this area on the Draft Map due to its constraints. The Hybrid Map provides a designation of RL20.
VC14	#71 Nabers	(18) 1 du/ 4, 8, 20 ac	RL20	RL40	RL40	This is a parcel west of the Hellhole Canyon Open Space Preserve. It lacks public services and infrastructure; contains steep slopes; biological habitat ; drainages; and is adjacent to Tribal Lands as well as the preserve. Although outside the CWA, it is mapped on the Referral Map as RL20. The

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						RL40 designation is included for this area on the Hybrid and Draft Map.
VC15	#80 Fisher	(18) 1 du/ 4, 8, 20 ac	SR10	RL20	RL40	This is a property that lies adjacent to Rancho Guejito, north of VC13. It lacks public services and infrastructure, and contains steep slopes and biological habitat. It is mapped on the Referral Map as SR10, which is reflective (but not as dense) as the SR2 developed area to the immediate west. The Hybrid and Draft Maps provide designations that are the same as VC13.
VC16	No # Multiple Owners SPA Ridge Ranch 2	(21) Specific Plan Area	SPA	SR4 RL40	RL40	This is an existing Specific Plan Area along the southern boundary of the planning area that does not have an adopted Specific Plan in place. It is located inside the CWA but contains steep slopes and lacks services and infrastructure. Access will also be difficult because of the rugged topography and location of the site. The Referral Map would retain a designation of Specific Plan Area. The Hybrid Map would provide a small area of SR4 near other SR4 mapped area with the remainder of the site mapped as RL40. The Draft Map would map the entire site at RL40.
VC17	#86 Stedt (for Lynch)	(17) 1 du/ 2, 4 ac	SR2	SR4	SR4	This area of difference involves some disconnected parcels to the east of Woods Valley. The Referral Map would result in some islands of SR2 area. The Hybrid and Draft Map provide SR4 designations consistent with the surrounding area.
VC18	N/A	(17) 1 du/ 2, 4 ac	SR2	SR4	SR4	This area is not a specific referral but contains differences because of its similarity and proximity to VC17.
VC19	#14 C&I, 16 C&I, 17 C&I, 21C&I	Various	Various	Same as Draft Map except 16	Various	This area of difference involves the Valley Center town center. The Referral and Draft Maps were originally the same. Through the road network planning process, the designations were revised on the Draft Map to reflect town center planning efforts and an effort to balance the road network. This was done in coordination with the community planning group. The Hybrid Map is the same as the Draft Map except for the area of Referral 16 (C&I) which is the same as the Referral Map.
VC20	#77 / L Fahr and Hanagafarin	(17) 1 du/ 2, 4 ac	SR2	SR4	SR10	This area is south of VC11 and similar in characteristics except that it contains steep slopes and has RL20 lands to the south. The Referral Map provides the same mapping as VC9, 10, and 11. The Hybrid Map provides

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						a designation that is consistent with the area to the east and the Draft Map provides a designation that is consistent with the area to the west.
VC21	#85 Chiaro and Andes	(18) 1 du/ 4, 8, 20 ac	SR10	RL20	RL20	This property is located to the east of the Hellhole Canyon Preserve. It is inside the CWA but has limited services and infrastructure and contains steep slopes and sensitive habitat. The site is also in a transitional area between SR10 to the east and RL20 to the southwest. The different maps reflect these two possibilities.
VC22	N/A	(22) Public/Semi Public	RL40	RL80	RL80	This is a group of parcels east of the Hellhole Canyon Preserve and west of Rancho Guejito. It is very remote and lacks public services and infrastructure and contains biological resources. It is mapped on the Referral Map as RL40 due to a general mapping criteria that capped all lands in this area outside the CWA at RL40. The RL80 designation is included for this area on the Hybrid and Draft Map due to its characteristics and consistency with surrounding lands.
VC23	#83 Leishman	(22) Semi Public (18) 1 du/ 4, 8, 20 ac	RL20	RL40	RL40	This is a property that lies adjacent to Rancho Guejito, north of VC15. However, unlike VC15, it lies outside the CWA. It lacks public services and infrastructure, and contains steep slopes and biological habitat. It is mapped on the Referral Map as RL20. The Hybrid and Draft Maps apply designations of RL40 to be consistent with surrounding area and site constraints.
VC24	N/A	(18) 1 du/ 4,8,20 ac	RL20	RL40	RL40	This area is along the southern boundary of the Valley Center planning area, south and east of the Ridge Ranch 2 SPA (VC16). It lacks public services and infrastructure and contains biological resources. It is mapped on the Referral Map as RL20 due to a general mapping criteria that capped all lands in this area within the CWA at RL20. The RL40 designation is included for this area on the Hybrid and Draft Map due to its lack of services and resources.
VC25	#11(C&I) Bates Nut Farm	(17) 1 du/ 2, 4 ac	RC	SR4	SR4	This is the site of the Bates Nut Farm. The Referral Map would provide a designation that would be consistent with the current use but would also allow a variety of other uses without requiring community compatibility and environmental review. The Hybrid and Draft Map would provide designations similar to the existing designations and the existing operation would be allowed to continue through mechanisms in the Zoning

General Plan Update Map Comparison (cont.)

ID	Referral Name	Existing GP	Referral Map	Hybrid Map	Draft Map	Discussion
						Ordinance and an existing Use Permit.
VC26	#18(C&I) Tinch	(15) Limited Impact Industrial	I-2	SR2	SR2	This is a property located southeast of the Valley Center town center that includes floodway. The property has since been sold by the original owner requested the Medium Impact Industrial (I-2), which is provided on the Referral Map. Industrial permits have already been denied by the County on this site due to the floodway, even with its existing designation. The Hybrid and Draft Map recognize this constraint.
VC27	#13 (C&I) Chipman	(17) 1 du/ 2, 4 ac	VR 2.9	SR1	SR1	This is a parcel located to the northeast of the Valley Center town center. It is surrounded by Semi-Rural designated land. The Referral Map would provide a designation of VR2.9. The Hybrid and Draft Maps would provide a SR1 designation which is consistent with the surrounding area.
VC28	N/A	(17) 1 du/ 2, 4 ac	VR2.9	SR1	SR1	This area is not a specific referral but contains mapping differences because of its similarity and proximity to VC28.
VC29	#88 Casparian and Tanlaski	(18) 1 du/ 4, 8, 20 ac	SR10	RL20	RL40	This is a property that lies east of Hellhole Canyon, north of VC21. It lacks public services, access, and infrastructure, and contains steep slopes and biological habitat. It is mapped on the Referral Map as SR10, which is similar to the area to the immediate south. It is mapped on the Hybrid Map as RL20, which is consistent with the general mapping criteria that capped all lands in this area within the CWA at RL20 on the Referral Map. The RL40 designation is included for this area on the Draft Map due to its constraints and consistency with surrounding area.
VC30	#10 (C&I) Anvil	(17) 1 du/ 2, 4 ac	RC	SR4	SR4	This property lies outside of the village boundary and is east of VC1. The Referral Map provides a small area of additional commercial to a residential parcel to compensate for adverse impacts from adjacent public facilities. Rather than creating an isolated area of commercial, the Draft Land Use Map retains the residential designation, but leaves alternative uses open to be addressed through zoning.
N/A	New East/West Connection	Various	N/A	N/A	N/A	Staff has been requested to review the possibility of a new east/west connection from Valley Center to the I-15 including the land use designations that would be need to support the connection. The concept is not anticipated to alter the mapping alternatives.

General Plan Update Map Comparison (cont.)